

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 7-2-02 Brett Hollander/ ROHO Flamingo Partners LTD, 4301 Flamingo Road/Generally located at the northwest corner of Orange Drive and Flamingo Road.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 7-2-02, Blockbuster Plaza, 4301 Flamingo Road (B-3)

REPORT IN BRIEF: The applicant requests site plan approval for the 1.552 acre site, generally located at the northwest corner of Orange Drive and Flamingo Road. The proposal is for a multi-tenant retail plaza, parking and landscaping.

The structure has been covered in brick, including the columns, and designed with a Colonial style architectural theme to match the Flamingo Commons office building. Access to the site is via the twenty-five (25) foot opening that connects to the Flamingo Commons access drive, and through cross access with the Mobile Gas Station. Provided are 52 parking spaces.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the October 22, 2002, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Mr. Crowley, to approve subject to staff's planning report; clarifying the canal right-of-way; making changes in the stucco brick in order to accomplish 12-inch brick columns with some relief in the brick; providing a continuous hedge at the northwest corner of the rear of the building in order to screen the access doors; and revising the radiuses at the loading zones to comply with staff's recommendations (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	ROHO Flamingo Partners LTD	Name:	Brett Hollander
Address:	3109 Stirling Road, Suite 200	Address:	3109 Stirling Road, Suite 200
City:	Fort Lauderdale, FL 33312	City:	Fort Lauderdale, FL 33312
Phone:	(954) 963-7500	Phone:	(954) 963-7500

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for Blockbuster Plaza at Flamingo Commons.

Address/Location: 4301 Flamingo Road/Generally located at the northwest corner of Orange Drive and Flamingo Road.

Future Land Use Plan Designation: Commercial

Zoning: B-3, Planned Business Center District

Existing Use: Vacant

Proposed Use: Multi-tenant retail plaza

Parcel Size: 1.552 acres (67,616 square feet)

Surrounding Uses:

North:	Flamingo Plat (vacant)
South:	Mobile Gas Station
East:	Vacant
West:	Stor-All (vacant)

Surrounding Land Use Plan Designation:

Residential (1 DU/ AC)
Commercial
Commercial
Commercial

Surrounding Zoning:

North:	A-1, Agricultural District
South:	B-3, Planned Business Center District
East:	AG, Agricultural District
West:	B-3, Planned Business Center District

ZONING HISTORY

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

Previous Requests on same property: The ICE Plat was recorded by Broward County on February 7, 1991, Plat Book 147, Page 3 of the Broward County records.

Town Council approved a plat amendment by Resolution No. 97-277 which proposed revisions to certain openings and associated turn lane configurations on August 20, 1997.

Town Council approved a plat amendment by Resolution No. 99-279 which proposed to revise the restrictive note associated with the plat on September 1, 1999.

Town Council approved a plat amendment by Resolution No. 99-359 which proposed revisions to certain openings on December 1, 1999.

Town Council approved a site to construct a 28 acre joint venture master plan designed for office/retail use on March 15, 2000.

Town Council approved a delegation request by Resolution No. 2001-345 which proposed to revise the restrictive note associated with the plat on December 4, 2001.

Town Council approved a site plan to construct a 91,061 square foot mini-warehouse on March 19, 2002.

Town Council approved a delegation request by Resolution No. 2002-197 to revise the restrictive note associated with the plat on August 21, 2002. The note states “This plat is restricted to 110,000 square feet of commercial use on Parcel A-1, 100,000 square feet of mini-warehouse use on Parcel A-2; and 90,000 square feet of commercial use on Parcel A-3”.

APPLICATION DETAILS

The applicant’s SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 1.552 acre site, generally located at the northwest corner of Orange Drive and Flamingo Road. The proposal is for a multi-tenant retail plaza, parking and landscaping.
2. *Building:* The structure has been covered in brick, including the columns, and designed with a Colonial style architectural theme to match the Flamingo Commons office building. The mansard roof is accented by gables with a decorative medallion facing Flamingo Road.

3. *Access and Parking:* Access to the site is via the twenty-five (25) foot opening that connects to the Flamingo Commons access drive, and through cross access with the Mobile Gas Station. Provided are 52 parking spaces.
4. *Landscaping:* The site plan shows 19,289 square feet (0.44 acres) or 28.5% open space (25% is allowed by the ICW settlement agreement) for the overall site. The east buffer adjacent Flamingo Road, and south buffer adjacent to the Mobile station was approved with the Flamingo Commons master site plan. It is planted with Dwarf Schefflera, Gumbo Limbo, Cocoplum, Dahoon Holly, Green Buttonwood, and Live Oak. The proposed materials adjacent to the Flamingo Commons access drive include Silver Buttonwood and Fichus Hedge along the western boundary, and Sabal Palm, Live Oak, and Pink Tabebuia along the northern boundary. Around the building are Wax Jasmine, Firebush, and Alexander Palm. The median in between the double parking bays is proposed to be planted with Live Oak, Firebush, and Crepe Myrtle.
5. *Drainage:* The subject property lies within the Central Broward Water Control District. The agency is currently reviewing the site plan.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations.

Site Plan Committee Recommendation

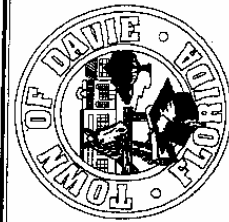
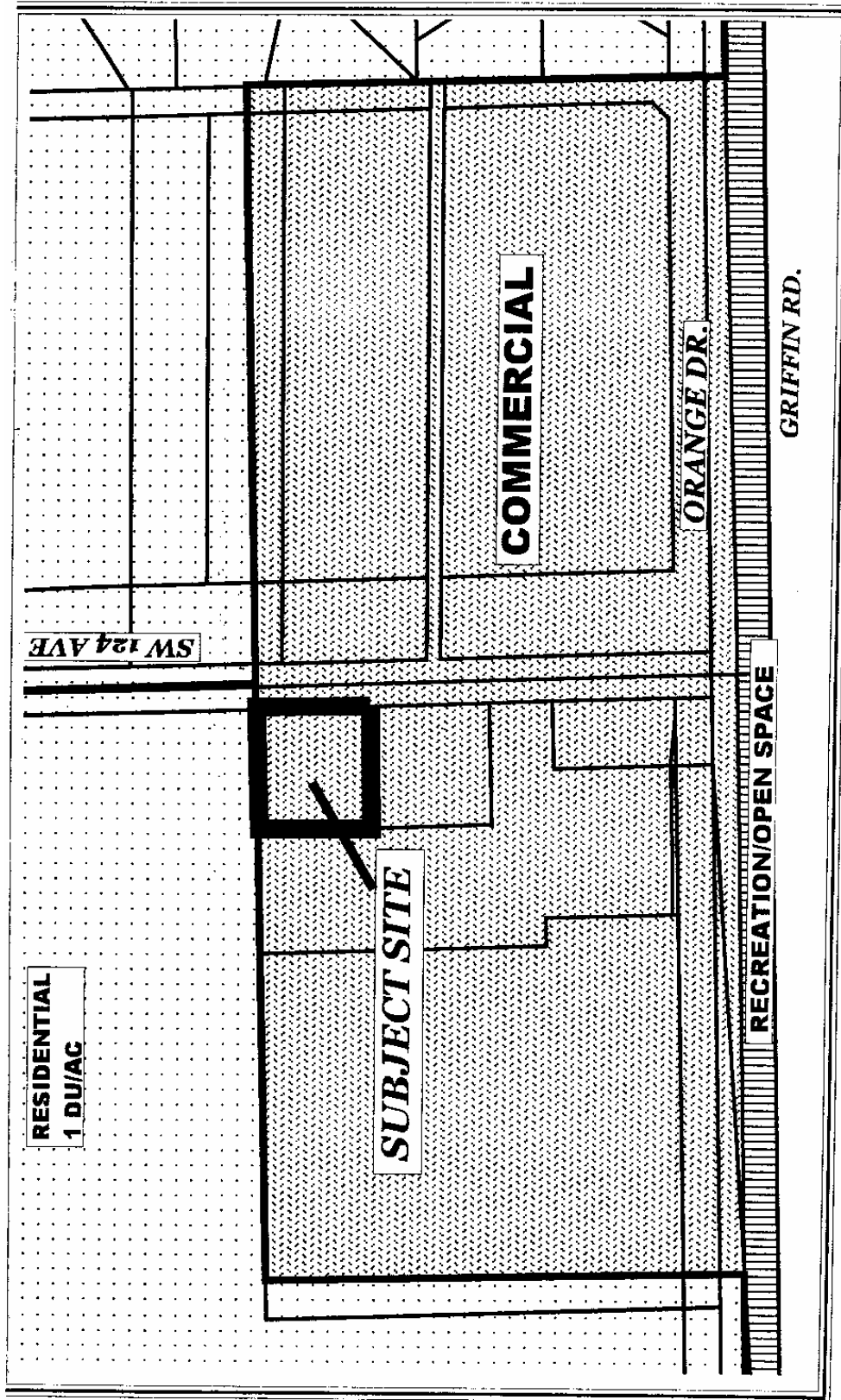
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Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

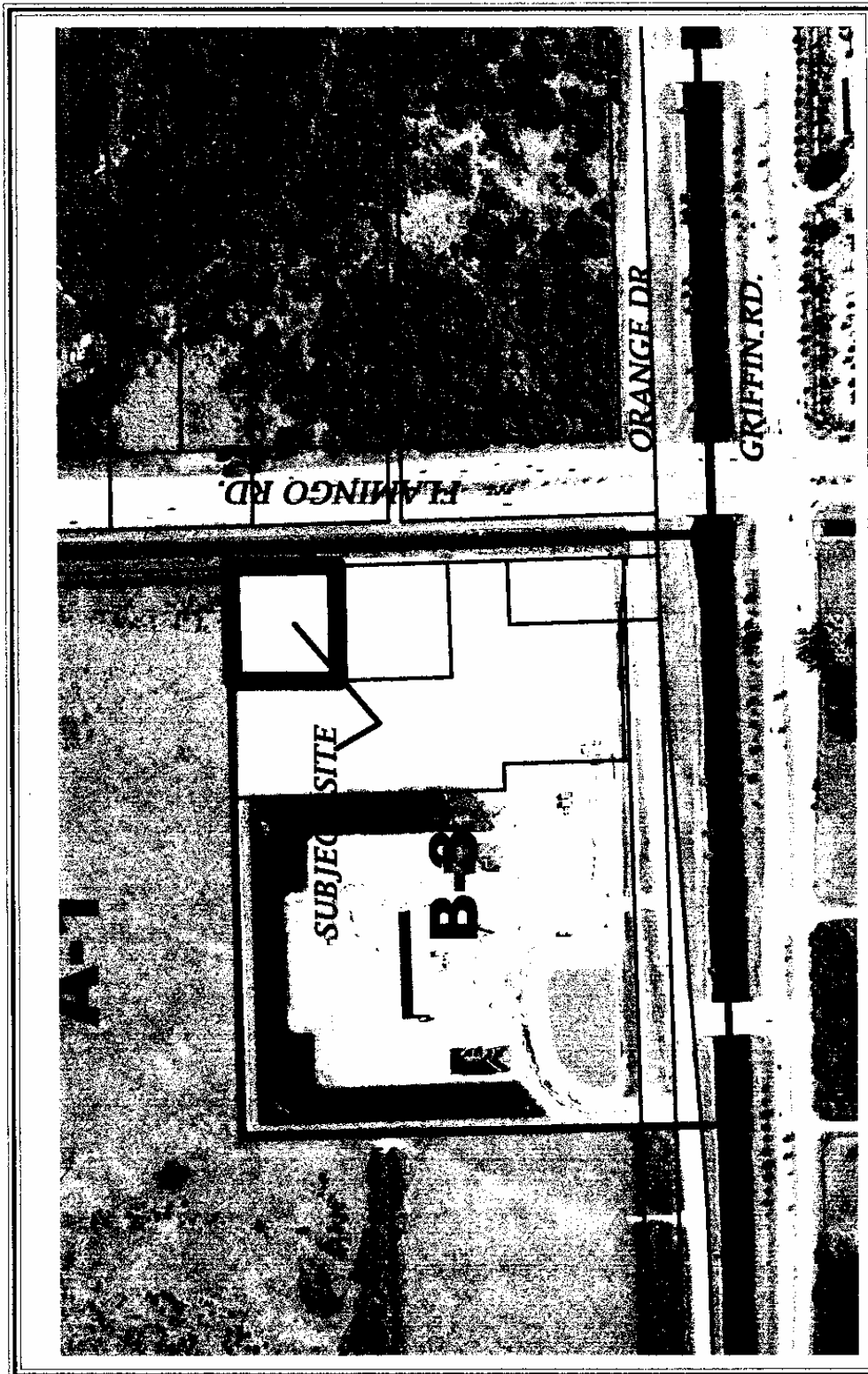
Prepared by: _____

Reviewed by: _____



PETITION NUMBER: SP 7-2-02

FUTURE LAND USE MAP
 Scale: 1"= 300'
 Planning & Zoning Division - GIS
 Prepared 7/8/02



PETITION NUMBER: SP 7-2-02

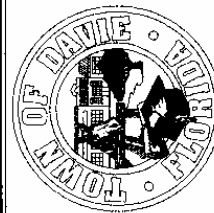
Zoning and Aerial Map

Date: Flown: January, 2001

Scale: 1"= 300'

Planning & Zoning Division - GIS

Prepared 7/10/02



300 0 300 Feet